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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

784,100 / 784,100

USE VALUE:

784,100 / 784,100

ASSESSED:

784,100 / 784,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RADCLIFFE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CUMMINS JOHN J JR & STACIA J/
Owner 2:	TRS/SUSAN J CUMMINS FAMILY
Owner 3:	2016 INCOME-ONLY IRREVOCABLE

Street 1: 14 RADCLIFFE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CUMMINS JOHN J &amp; SUSAN J -

Owner 2: -

Street 1: 14 RADCLIFFE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 7,024 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 6	- Colonial			Full Bath: 2	Rating: Average			OF=TOILET OFF KIT.								FFL BMT (66) 13												
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:											19												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:											15												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																							
Frame: 1 - Wood				1/2 Bath:	Rating:																							
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																							
Sec Wall: %				OthrFix: 1	Rating: Average																							
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																							
Color: PINK				A Kits:	Rating:																							
View / Desir:				Fpl: 1	Rating: Average																							
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																							
Grade: C - Average				<b>CONDOS INFORMATION</b>																								
Year Blt: 1929	Eff Yr Blt:			Location:																								
Alt LUC:	Alt %:			Total Units:																								
Jurisdct:	Fact: .			Floor:																								
Const Mod:				% Own:																								
Lump Sum Adj:				Name:																								
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>												
Avg Ht/FL:	STD			Phys Cond: GD - Good	18. %											No Unit	RMS	BRs	FL									
Prim Int Wall:	2 - Plaster			Functional:												1	7	3										
Sec Int Wall:	%			Economic:																								
Partition:	T - Typical			Special:																								
Prim Floors:	3 - Hardwood			Override:																								
Sec Floors:	%			Total:	18.6 %											Totals												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								1	7	3										
Subfloor:				Basic \$ / SQ:	125.00																							
Bsmnt Gar:				Size Adj.: 1.24490082																								
Electric:	3 - Typical			Const Adj.: 0.99989998																								
Insulation:	2 - Typical			Adj \$ / SQ: 155.597																								
Int vs Ext:	S			Other Features: 88000																								
Heat Fuel:	2 - Gas			Grade Factor: 1.00																								
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																								
# Heat Sys:	1			NBHD Mod:																								
% Heated:	100			LUC Factor: 1.00																								
Solar HW:	NO			Adj Total: 415089																								
% Com Wall				Depreciation: 77206																								
				Depreciated Total: 337882																								
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 066.0-0005-0001.A																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	1	19X19	A	AV	1929	21.93	T	40	101			4,700		4,700											
More: N	Total Yard Items:	4,700			Total Special Features:												Total:	4,700										

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	965	155.600	150,151						
SFL	Second Floor	800	155.600	124,478						
BMT	Basement	769	46.680	35,896						
OPF	Open Porch	240	23.370	5,609						
UAT	Upper Attic	176	62.240	10,954						
Net Sketched Area: 2,950				Total:	327,088					
Size Ad	1765	Gross Are	3478	FinArea	1765					

**IMAGE**

**AssessPro Patriot Properties, Inc**